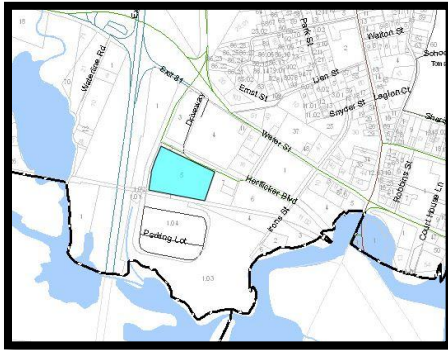


4.732 acre redevelopment area



Toms River Township, NJ

Brownfield Redevelopment Site

New Jersey Natural Gas Owned Site



Site	Block	Lot(s)	Address	Owned by:	Acres	Clean-up Status
New Jersey Natural Gas Site	566.02	5	581 Highland Parkway	New Jersey Natural Gas	4.732	In-Situ Soil Remediation to begin in Spring of 2015

Contact: Toms River Department of Community Development @ (732) 341-1000 Ext. 8354 or email Jlynch@tomsrivertownship.com

- Located in an area designated by the Township as an Area "In Need of Redevelopment" since December 3, 2008.
- Is within the Township's adopted 2006 Master Plan as a redevelopment area, with use determinations to be made as a part of the process of adopting a redevelopment Plan
- Site consists of 4.732 acres
- Approximately one mile from Community Medical Center Hospital and a half mile from the Garden State Parkway interchange 81.
- Assessed Value of \$2,004,400.00 in January of 2011
- Municipal Water and Sewer Service: adequately sized infrastructure is available to meet redeveloper needs
- In-Situ remediation is proposed and to begin in Spring of 2015.
- Located in the Toms River Business Improvement District and flood prone area. Subject to FEMA guidelines.
- Located adjacent to Toms River Park & Ride Bus Terminal, former Conrail right of way and walking distance of Downtown Toms River.

Seeking Redevelopers

- Downtown Toms River was identified as a neighborhood redevelopment area to pursue by the Together North Jersey Consortium, a HUD-DOT-EPA initiative, for a Local Demonstration Planning Grant to create a Lakehurst-Toms River Route 37 Economic Corridor Vision Plan. Plan is due to be complete October 2014.
- Township is funding traffic study for proposed downtown redevelopment area to identify needed transportation improvements.
- Township hosted a HUD-DOT-EPA roundtable discussion on the redevelopment of the Downtown in the Summer of 2013.
- Township is seeking transit orientated development with public access to the river and existing developed downtown Township and County offices. TOD should include housing and retail components.